

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**DRYSDALE
PROPERTIES**

147 W Richmond Ave

Richmond, CA 94801

Exclusively Represented By:

Monjid Aldiyyat

Broker

925 588 6402

monjid@dayatgroup.com

OFFERING MEMORANDUM

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FOR SALE

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Property Information

Section 1



Property Highlights

- It is located in the heart of historic downtown Point Richmond.
- Five fully leased commercial units totaling approximately 3,120 SF.
- 14 residential units: 10 one-bedroom/one-bath and 4 two-bedroom/one-bath apartments.
- Renovated units feature new flooring, windows, paint, updated kitchens, and modernized bathrooms.
- Separately metered gas and electric for all units, reducing operating costs.
- Convenient on-site laundry operated via a mobile app.
- Secured front entrance for enhanced tenant safety.
- Turn-key investment with a low-maintenance footprint.
- No property management required for the 14 residential units.

Offering Summary

Sale Price:	\$4,390,000
Number of Units:	19
Price Per Unit:	\$234,211
NOI:	\$262,472
Cap Rate:	5.9%
GRM:	11.75
Market Cap Rate:	6.46%
Building Size:	12,000 SF
Lot Size:	4,800 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,251	57,627	358,628
Total Population	2,786	161,695	800,242
Average HH Income	\$113,430	\$91,229	\$137,138

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Property Description

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Property Description

147 W. Richmond Ave is a brick mixed-use retail and residential complex located in the heart of historic Point Richmond. Spanning 12,000 square feet, the property features five ground-floor commercial suites totaling approximately 3,120 square feet and 14 apartment units within a three-story building.

Most of the apartment units have been thoughtfully renovated with modern upgrades, including fresh paint, new flooring, updated bathrooms with tiled floors, walk-in showers, and new toilets, as well as kitchens equipped with stainless steel appliances. Each unit now boasts new entry doors and dual-pane windows. Common areas have also been enhanced with fresh paint, new windows, upgraded carpeting, and contemporary light fixtures. Additional tenant amenities include an interior bike rack and a fully renovated laundry room. The commercial suites have been meticulously maintained with touch-ups as needed. All units are separately metered for PG&E and water, helping to minimize operating expenses for new ownership. This property has a strong history of low vacancy rates and commands high in-place rents due to its desirable location and quality renovations, making it a true turn-key investment.

Situated directly across from the charming downtown Point Richmond, residents enjoy easy access to grocery stores, boutique shops, coffee houses, and restaurants. Local attractions include the historic Richmond Plunge swimming pool, the iconic Hotel Mac, East Brother Beer Co., the renowned Great American Hamburger and Pie Co., and the lively Kaleidoscope Coffee. Families will appreciate the proximity to Washington Elementary School and nearby playgrounds, while the coast offers breathtaking views of the Bay and its three iconic bridges. This property perfectly balances modern amenities with the charm and convenience of a historic, walkable neighborhood, ensuring enduring appeal and value for future owners.

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Location Description

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Location Description

Point Richmond, an upscale waterfront enclave of historic buildings and cafes that looks like a movie set — is tucked amid the rolling slopes abutting the Chevron refinery, separated from the city by Highway 580 as it proceeds north to the Richmond-San Rafael Bridge, has the elements of a small town and then some. The Bay Trail through Point Richmond connects the area via hiking and biking trails for miles. Among Point Richmond's many draws, one stands out as the most alluring: its sprawling outdoor spaces. From parks to trails, Point Richmond's ample greenspaces have the ability to transport you from this quaint Bay Area neighborhood to a lush national forest. Miller Knox Regional Park is a popular Point Richmond destination for fishing, boating and swimming. The area became even more attractive when the San Francisco Bay Ferry began operations between Point

Richmond and the San Francisco Ferry Building. Since 1978, the Point Richmond Historic District has been listed in the National Register of Historic Places. As the oldest neighborhood in Richmond, Point Richmond proudly displays historic Victorian homes, many lovingly restored to their original grandeur. Point Richmond has excellent access to public transportation, including a nearby BART

station and bus, train and ferry service into San Francisco and surrounding communities. San Francisco is 35 minutes by freeway and the city of Oakland is a 20-minute drive. It also sits at the eastern footing of the San Rafael Bridge, making the shopping, dining and recreational opportunities of Marin County just a few minutes away.

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Drysdale Properties

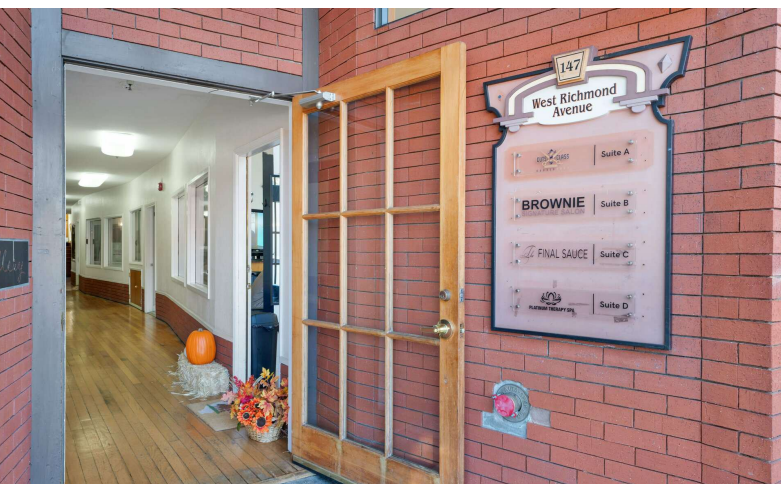
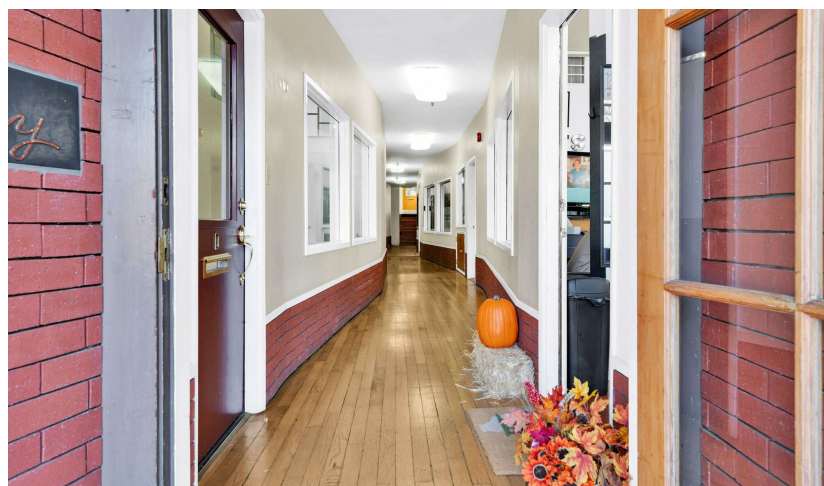
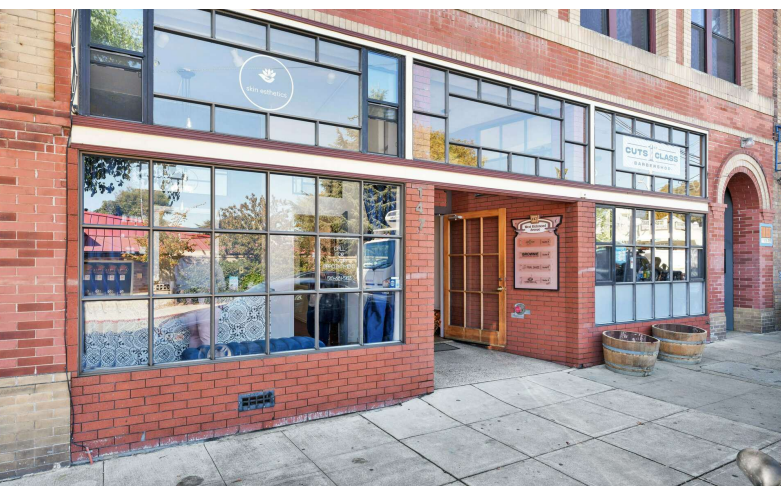
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Additional Photos

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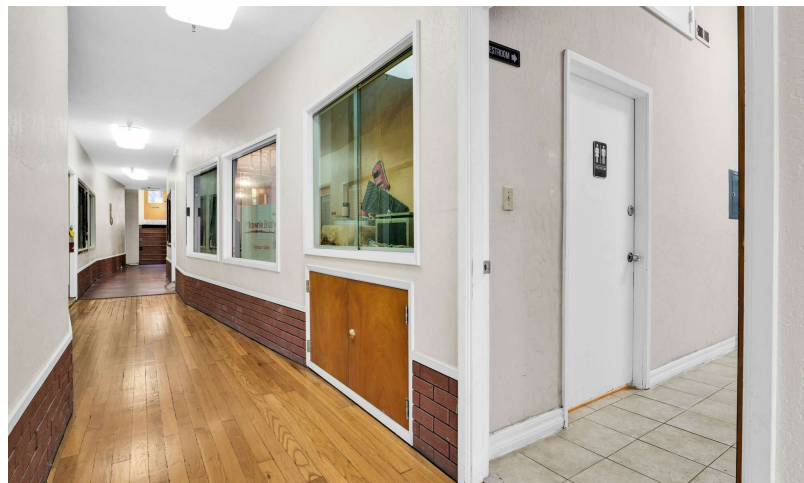
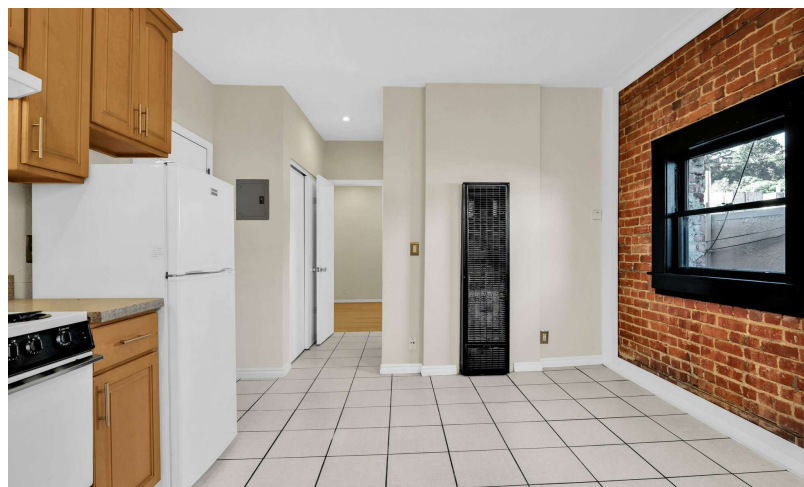
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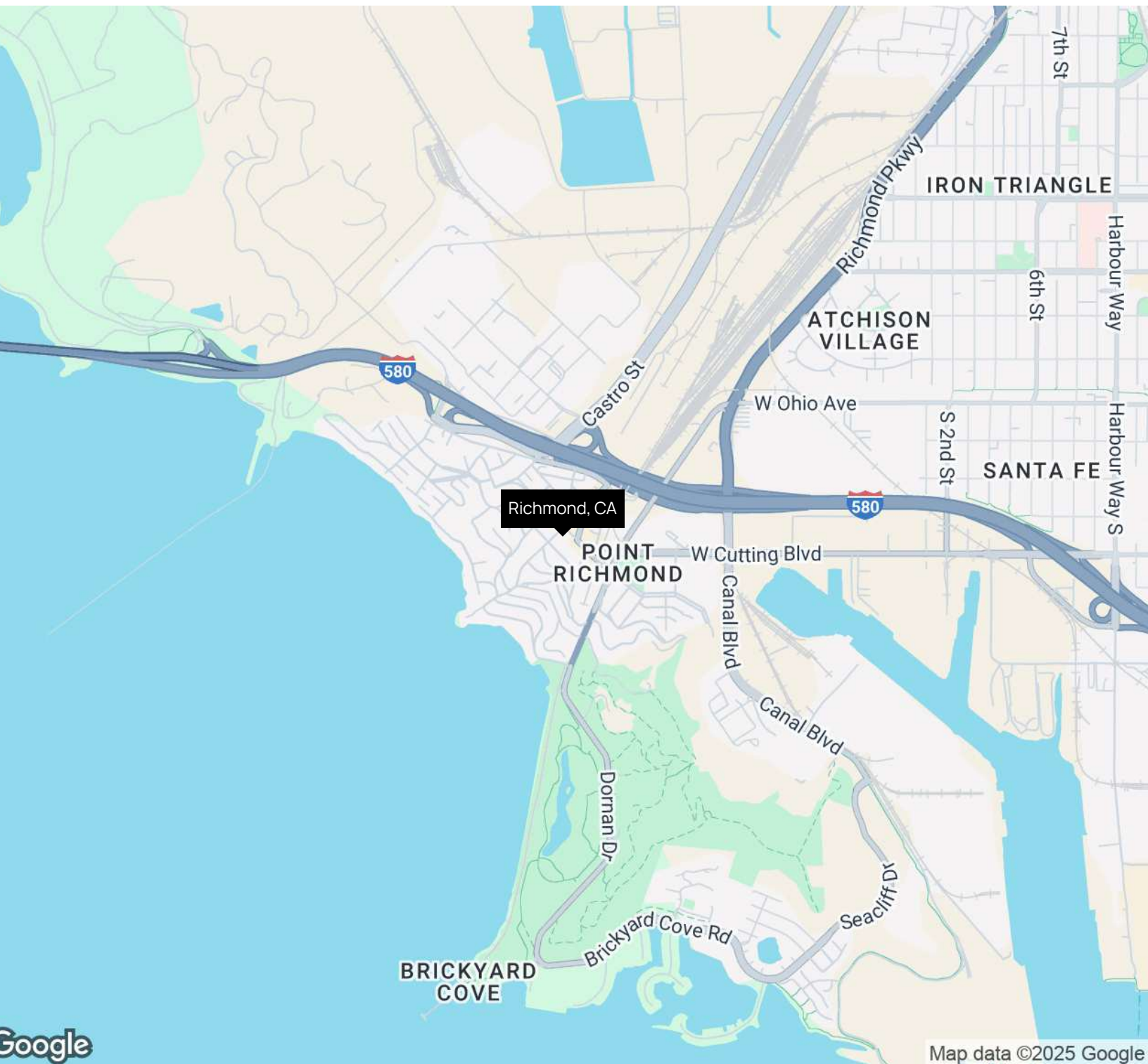
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Location Information

Section 2

Regional Map

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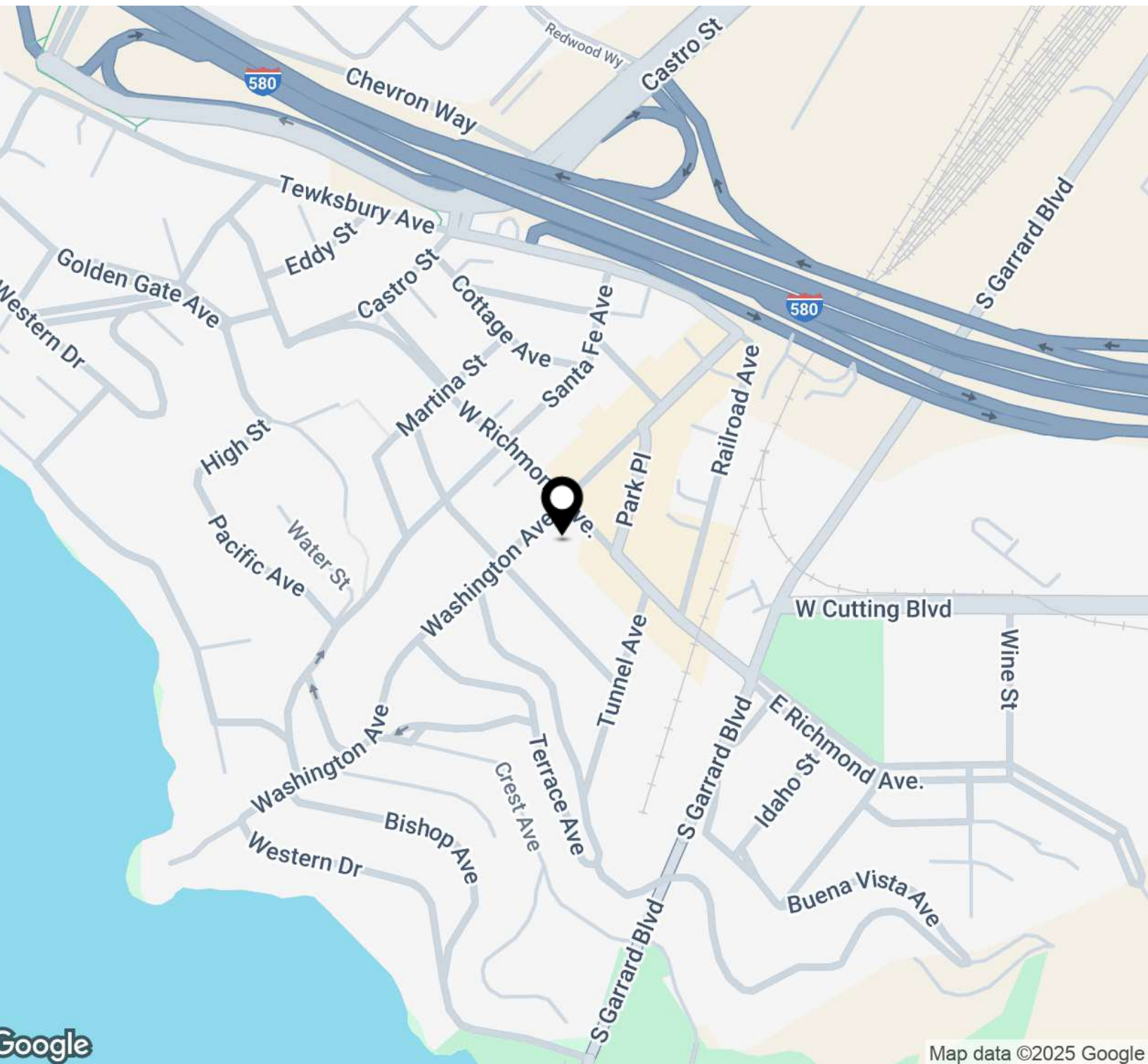
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Location Map

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Retail Map

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Financial Analysis

Section 3

Financial Summary

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Investment Overview	Current	Market
Price	\$4,390,000	\$4,390,000
Price per SF	\$366	\$366
Price per Unit	\$231,053	\$231,053
GRM	11.59	10.49
CAP Rate	6.01%	6.91%
Cash-on-Cash Return (yr 1)	4.18%	6.54%
Total Return (yr 1)	\$104,730	\$145,564
Debt Coverage Ratio	1.37	1.59

Operating Data	Current	Market
Gross Scheduled Income	\$378,846	\$418,344
Total Scheduled Income	\$378,846	\$418,344
Gross Income	\$378,846	\$418,344
Operating Expenses	\$114,808	\$114,808
Net Operating Income	\$264,038	\$303,536
Pre-Tax Cash Flow	\$71,942	\$112,469

Financing Data	Current	Market
Down Payment	\$1,720,000	\$1,720,000
Loan Amount	\$2,670,000	\$2,670,000
Debt Service	\$192,096	\$191,067
Debt Service Monthly	\$16,008	\$15,922
Principal Reduction (yr 1)	\$32,788	\$33,095

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Income & Expenses

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Income Summary	Current	Market
Rental Income	\$378,846	-
Market Rental Income	-	\$418,344
Gross Income	\$378,846	\$418,344
Expenses Summary	Current	Market
Tax	\$62,338	\$62,338
Insurance	\$10,026	\$10,026
Special Assessments	\$2,617	\$2,617
EBMUD	\$5,385	\$5,385
PGE	\$12,492	\$12,492
Maintenance & Repairs	\$5,600	\$5,600
Reserves	\$3,500	\$3,500
Garbage	\$12,850	\$12,850
Operating Expenses	\$114,808	\$114,808
Net Operating Income	\$264,038	\$303,536

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Rent Roll

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Suite	Bedrooms	Bathrooms	Rent	Market Rent
Retail	1	1	\$1,352	\$1,650
Retail	1	1	\$1,650	\$1,650
Retail	1	1	\$330	\$500
Retail	1	1	\$1,050	\$1,200
Retail	1	1	\$1,250	\$1,200
201	1	1	\$1,850	\$1,900
202	1	1	\$1,627	\$1,900
206	1	1	\$1,650	\$1,900
207	1	1	\$1,603	\$1,900
302	1	1	\$1,735	\$1,900
203	1	1	\$1,795	\$1,900
303	1	1	\$1,695	\$1,900
301	1	1	\$1,700	\$1,900
307	1	1	\$1,750	\$1,900
306	1	1	\$1,850	\$1,900
205	2	1	\$2,100	\$2,350
304	2	1	\$2,195	\$2,350
204	2	1	\$1,972	\$2,350
305	2	1	\$2,100	\$2,350
Utilities Reimbursement	-	-	\$174	\$131
Laundry	-	-	\$143	\$131
Totals			\$31,570	\$34,862
Averages			\$1,503	\$1,660

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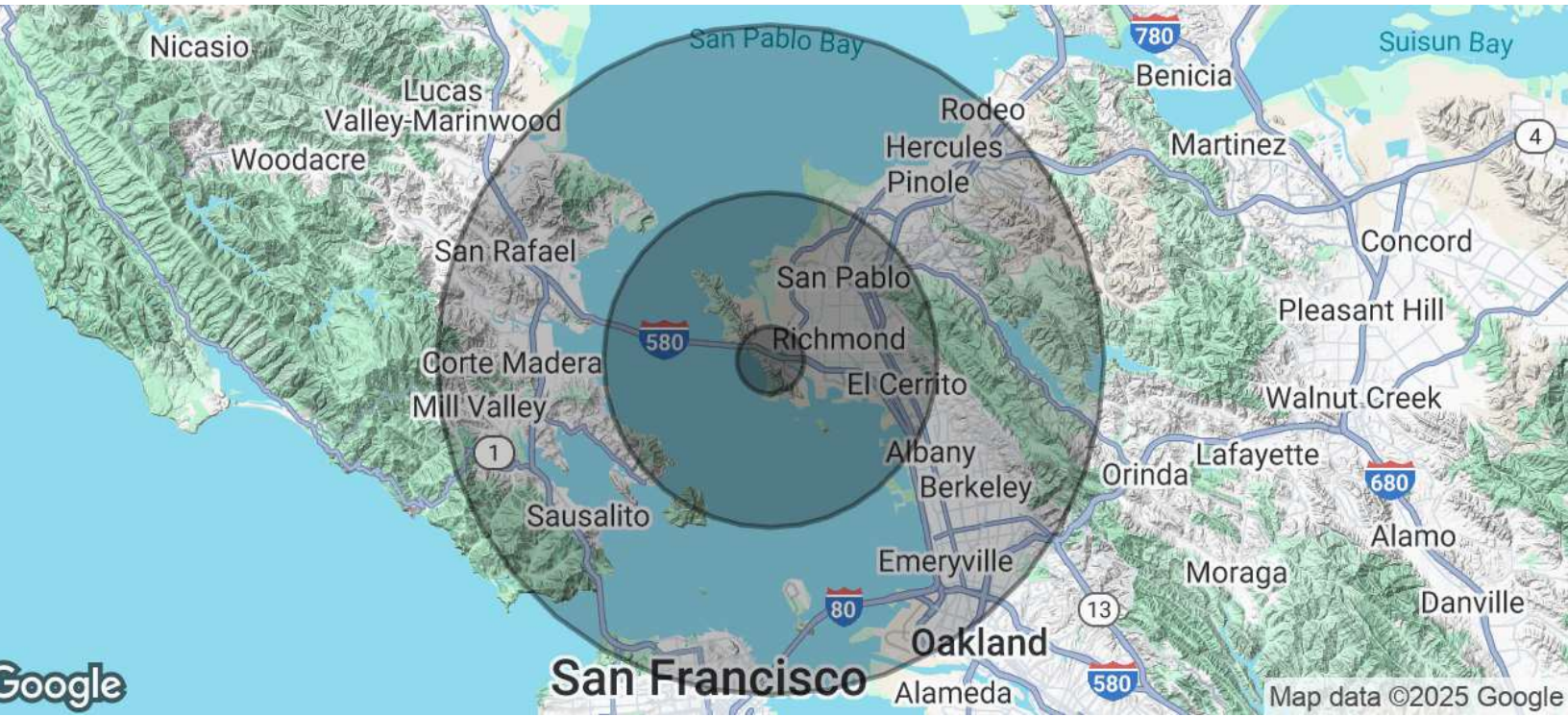


Demographics

Section 4

Demographics Map & Report

FOR SALE



Population	1 Mile	5 Miles	10 Miles
Total Population	2,786	161,695	800,242
Average Age	42.2	37	39.6
Average Age (Male)	39.9	36.1	39
Average Age (Female)	45.5	38.2	40.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,251	57,627	358,628
# of Persons per HH	2.2	2.8	2.2
Average HH Income	\$113,430	\$91,229	\$137,138
Average House Value	\$577,256	\$543,319	\$869,471

2020 American Community Survey (ACS)

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Professional Background

Monjid Aldiyyat, Senior Broker at Berkshire Hathaway Commercial

Monjid Aldiyyat is renowned for his client-focused approach and proven expertise. He has consistently ranked in the top 1% of brokers at Berkshire Hathaway nationwide for four consecutive years, closing over \$200,000,000 of dollars in transactions and delivering tailored real estate solutions that exceed client expectations.

With extensive experience in the sale and acquisition of commercial properties across the San Francisco Bay Area, Monjid is adept at conducting comprehensive market analyses that empower clients to make informed investment decisions. His strategic insight and dedication have driven not only his own success but also the financial well-being of his clients.

Professional Recognition

Top 1% BHHS Nationwide: Sustained top performance over four years.

Berkshire Hathaway Honors:

Gold Chairman Award (2021)

Diamond Chairman Award (2022 and 2023)

Background & Expertise

Monjid's career is distinguished by his entrepreneurial background, notably founding and managing two successful coffee shops in Berkeley. This experience honed his leadership and operational skills, enabling him to expertly navigate complex real estate transactions. He holds a Bachelor's degree in Business Administration with an emphasis on Management Information Systems from The University of Jordan and recently completed a program at Harvard University to further enhance his expertise in commercial real estate.

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